

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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December 28, 2004

Ms. Sharon Mayes-Atkinson, Director
Community Development Department
City of Needles
817 Third Street
Needles, CA 92363

Dear Ms. Mayes-Atkinson:

RE: Review of the City of Needles's Draft Housing Element

Thank you for submitting revisions to the City of Needles's draft housing element, received for review on November 1, 2004 along with supplemental information submitted via e-mail on December 6 and 17, 2004. As you know, pursuant to Government Code Section 65585(b), the Department is required to review draft housing elements and report the findings to the locality. A telephone conversation on December 3, 2004 facilitated the review.

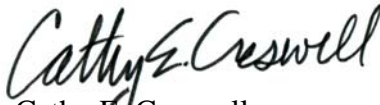
The Department is pleased to find the revised draft element (with supplemental revisions) addresses the statutory requirements described in the Department's March 22, 2004 review. The Department appreciates the City's efforts to develop meaningful housing and land-use strategies and address its share of the regional housing need. The element will be in full compliance with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The housing element reflects a commitment to accommodating the housing needs of Needles' current and future residents. The Department commends the City for adopting a variety of programs to encourage the development of new units and maintain existing affordable housing stock. Specifically, the Department recognizes Needles' efforts to encourage rehabilitation through programs to promote the availability of housing rehabilitation funds and disseminate information directly to owners of rental units.

The Department appreciates the Needles' diligence in revising the housing element to comply with State law and for making a commitment to proactively address the City's housing needs. If we can provide assistance to the City in implementing the housing element or you should have additional questions, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Mark Stivers, Senate Committee on Transportation & Housing
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Jose Rodriguez, California Rural Assistance
Ana Maria Whitaker, California State University, Pomona
Karen Chen, California Association of Realtors
Marguerite Battersby, Brunick & Pyle
Minh Tran, Inland Counties Legal Services
Robert Bullock, Inland Counties Legal Services
Christine Diemer Iger, Christine Diemer Iger and Associates
Veronica Tam, Cotton, Bridges and Associates
David Booher, California Housing Council
Jonathan Lehrer-Graiwer, Attorney at Law
Joe Carreras, Southern California Association of Governments
Won Chang, Attorney at Law, Davis and Company
Jacob Lieb, Southern California Association of Governments
Karen Warner, Karen Warner Associates
Lynne Fishel, Building Industry Association